

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

Jurisdiction: Sacramento County
Reporting Period: Calendar Year 2010

Table A

Annual Building Activity Report

- Housing Developed with Public Financial Assistance and/or Deed Restrictions

1. Project Identifier (may be APN no.)	2. Project Name (if appropriate)	3. Unit Category	4. Dwelling Units per acre=du/ac	5. Tenure R=Renter O=Owner	6. Affordability by Household Incomes				7. Totals ▼▼		8(a). Subsidy Programs Used for Each Development							8(b). Deed Restricted Units			
					Very Low Income	Low Income	Moderate Income	Above Moderat e Income			Low Income Housing Tax Credit 4% or 9%	Cal HEA	RDA Funds	HOME	NSP	Mortgage Revenue Bond	CDRG	Tax Increment	25% Rehab Units per § 438	Inclusionary Zoning	Density Bonus
6010 34 th Street	Sacramento Mutual Housing			R	66	24			90	X	X							X		X	
3533 Myrtle Avenue	VOA North Highlands			R	14			1	15											X	HUD 811
Various Properties on Norcade Circle	Norcade Apartments			R	34	15	15		64						X			X			
<i>Sub total units Table A</i>					114	39	15	1	169												

Table B
- Market-Rate Housing (without Deed Restrictions)

1. Project Identifier (may be APN no.)	2. Project Name (if appropriate)	3. Unit Category	4. Dwelling Units per acre:du/ac	5. Tenure R=Rental O=Owner	6. Affordability by Household Incomes				7. Totals ▼▼		8. Briefly explain how the jurisdiction determined the units were affordable to the household income category indicated (without public funding) at initial occupancy. See Instructions.									
					Very Low Income	Low- Income	Moderate- Income	Above- Moderat e Income			Cal HEA	RDA Funds	HOME	NSP	Mortgage Revenue Bond	CDRG	Tax Increment	25% Rehab Units per § 438	Inclusionary Zoning	Density Bonus

Table C

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

- REGIONAL TONNAGE NEEDS AND ALLOCATION PROCESS												
A	DO NOT WRITE IN SHADDED FIELDS											
B	RINA Allocation Year starting with first year of the calendar year example. See Example											
C	Enter the Permits issued by Affordability											
D	Income Level											
E	Total Remaining RINA by Income Level											
F	Very Low											
G	Low											
H	Moderate											
I	Above Moderate											
J	Total RINA by COG, Enter allocation number:											
1	11,060	Field 13-j	Remaining Need for RNHA Period	RNHA Period	Total Permits Issued	Field 2-j	15,160	Field 13-j	4,100	Remaining Need for RNHA Period	Total Permits Issued	Total RINA by COG, Enter allocation number:

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

Table D
Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.			
Program Description (By Housing Element Program Names.)	Objective	Deadline in H.E.	Status of Program Implementation
1. Name of Program:			
HE-1(a) Insuring adequate supply of residential land	Annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development for all income groups.	Ongoing, 2008 – 2013	Because of budget problems, the Planning and Community Development Department is not planning to implement this project.
HE-1(b) Biannual Inventory of Vacant Residential Sites Available for Public Inspection (DISCONTINUED)	Inventory monitoring of sites and reports of inventory of sites	Ongoing 2008 - 2013. The first report will be available to the public on August 1, 2009	The first report was completed in July, 2009. Because of budget problems, the reports will longer be produced.
HE-1(c) Encourage Multifamily Projects on LC and SC Zones (ONGOING)	25% of vacant LC and SC sites used for MF or mixed use projects	Ongoing, 2008 - 2013	The County is continuing to permit multi-family dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in the LC and SC zones.
HE-1(d) Permitting Multi-Family Dwellings as a Matter of Right in RD-15 thru 40, LC and SC Zones (ONGOING)	Encourage the construction of multifamily developments.	Ongoing, 2008 - 2013	The County is continuing to permit multi-family dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in RD-15/20, RD-25/30, RD40, LC and SC zones.
HE-1(e) Housing Affordability Considered in Infrastructure Plans (ONGOING)	Assure adequate infrastructure and services for sites in the County's residential land inventory	Ongoing, 2008 - 2013	Per Rich Blackmarr, Senior Planner - the County waives certain financing plan fees for affordable units in New Growth Areas such as roadway and transit fees and the Antelope Community Plan Area fees for projects that have at that were certified by SHRA to have 10% of units being available for very-low income households. This is to encourage retention of multi-family property and foster housing affordability.
HE-1(f) Reporting to State HCD on the Financing and Construction Timeline for Projects Used to Fulfill the Alternative Adequate Sites Program	Ensure compliance with State Government Code Section 65583.1(c)(4).	July 1, 2010	Due to the economic downturn both the Greystone/New Seasons and Summerset projects did not proceed due to market conditions. In lieu of these projects, the Agency has proceeded with the Lerwick project and the Norcade renovation projects. Both are rehabilitation projects that aim to transform 42 units and 40 units respectively into safe decent affordable housing.

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

HE-2(a) Preserving the Supply of Multi-Family Land (ONGOING)	The County has and will maintain an accounting of multi-family sites as they are developed in relation to the remaining housing allocation to be accommodated for the very low- and low-income groups.	Preserve supply of MF zoned land Ongowing, 2008 - 2013 To accommodate the County's lower income housing needs.	Propose a minimum percentage of the proposed dwelling units in that the Cordova Hills Master Plan project has at least 33 percent of all dwelling units to be at developed with at least RD-20 densities. The Planning and Community Development Department is requiring specific and comprehensive plans to be developed at a density of at least 20 dwelling units per acre.	HE-2(b) Master Plans and Multi-Family Housing (ONGOING)
HE-3(a) Inventory of Surplus Land (ON HOLD)	Per Leighann Motte, Principal Planner: Because of budget problems, this project has been put on hold.	Complete inventory and list of surplus federal, state and County lands. Post the list on the Planning and Community Development Dept. website.	December 2010 Per Leighann Motte, Principal Planner: Because of budget problems, this project has been put on hold.	HE-3(a) Inventory of Surplus Land (ON HOLD)
HE-4(a) Infill Coordinator Position (COMPLETED)	Judy Robinson is the County's full-time Infill Coordinator. She has officially been in this position since May 2008.	Continue to fund an infill Coordinator position. May 2008	Continue to fund an infill Coordinator position. July 2009	HE-4(b) Inventory of Urban Infill and Reuse Parcels (PARTIALLY COMPLETED) The infill Coordinator has prepared a website that provides information on vacant infill parcels within the County's Urban Policy Area (Area reuse, and redevelopment parcels where urban development is allowed). The link is here.
HE-4(c) Financial Incentives for Developing Infill Projects (ONGOING)	Per Judy Robinson, Infill Coordinator: The drainage study for the North Watt corridor has been completed	Increase the type and the amount of financial incentives for infill projects. July 2010	Per Judy Robinson, Infill Coordinator: The drainage study for the North Watt corridor has been completed	HE-4(c) Financial Incentives for Developing Infill Projects (ONGOING)
HE-5(a) Infill Home Program (ON HOLD)	Infill Home Program has been developed. This program	provides predesigned house construction plans at a discounted rate to those who build on infill parcels. The plans are going thru the Board of Supervisors in April, 2010. This program was adopted by the City Council in December. These projects will open up infill areas and Auburn Blvd areas.	Provides predesigned house construction plans at a discounted rate to those who build on infill parcels. The plans are going thru the Board of Supervisors in April, 2010. This program was adopted by the City Council in December. These projects will open up infill areas and Auburn Blvd areas.	HE-5(a) Infill Home Program (ON HOLD)

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

			<p>recommended by SMUD (utility provider).</p> <p>4. Funding for street improvements for Freedom Park Drive and portions of the North Watt corridor has been attained. Construction will start during Spring, 2011.</p> <p>5. County has provided the funding for the construction of upgraded water and sewer lines for Freedom Park Drive which is the main road for the North Highlands Town Center, a major infill project. Construction of Phase one was completed Sept, 2010. These infrastructure improvements make all the parcels within the Town Center area "shovel-ready" for development.</p> <p>6. Several grant funding applications were submitted to advance infill development and incentives in the county. The Coordinator will continue to pursue grants as opportunities arise.</p> <p>7. Applied and received SGC Grant funding for South of Florin Area (SoFA) Park and Open space acquisition – an implementation measure in the SoFA Infill Development Plan. Southgate Recreation and Park District will provide the county with Quimby credits to be utilized by the county to reduce future residential quimby fee requirements.</p> <p>8. Planning and design of SoFA Gateway and Safety Redevelopment Project is underway.</p> <p>9. Applied and received SGC funding for Folsom Blvd Transit Corridor Implementation Plan-infrastructure studies for TOD areas and walk audits within a ½ mile radius of 5 light rail transit stations.</p>
HE-4(d) Mixed-Use Zone (ON HOLD)	Amend the Zoning Code to establish a mixed use zone.	July 2011	This was to be accomplished through the adoption of the Development Code. Work on the Development Code has been put on hold because of budget problems.
HE-4(e) Form-Based Codes or Districts (PARTIALLY COMPLETED)	Adopt form based codes or districts	January 2010	Per Tricia Stevens and Cindy Storelli, Principal Planners: Draft commercial corridor plans have form based codes. County-wide approach was to be accomplished through the proposed Development Code. However, work on the Development Code has been put on hold because of budget problems.
HE-4(f) Commercial Corridor Plans (ONGOING)	Adopt the Florin Rd., North Watt Ave. and Fair Oaks Blvd. Commercial Corridor Plans; the Transit Area Plans for the Folsom Boulevard Corridor and other plans as they progress.	Ongoing 2008 - 2013	Per Tricia Stevens Principal Planner: The Draft EIRs have been completed for the Old Florin Town, Fair Oaks Blvd. and Fulton Ave. corridor plans. These projects have been reviewed by the Planning Commission and review by the Board of Supervisors is pending. There are 3 other commercial corridor plans that are undergoing environmental review. The draft Folsom Blvd. Transit Plans project has been reactivated.

HE-4(g) Infill Public Education Increase the understanding and awareness of a greater regional website that has been set up (2008) and is continually enhanced. Vacant land underutilized parcel location information is available on this website.	Per Judy Robinson, Infill Coordinator: 1. The infill website needs to not "grow the NIMBYism and increase development footprint". Reduce the benefits of infill Coordinator gave presentations to the North Highlands Community Planning Advisory Committee (2008). 2. The infill Coordinator has explained the benefits of infill development (2008). 3. Infill Coordinator gave a presentation to the Building Industry Association (BIA) (2009). 4. The infill Coordinator gave a presentation to the Building Industry Association (BIA) (2008). Community committees (committees for the commercial corridor planning the Fair Oaks Boulevard and North Highlands Community Advisory Committee (2008)). 5. On-going engagement of local developers and marketing of Sacramento County sites. 6. SGC funding for Folsom Blvd Transit Corridor Implementation Plan provides for walk and bike audits and community engagement. Plans for community outreach should occur Summer 2011.
HE-4(h) Infill Public Outreach Attract neighborhood and community acceptance of quality residential or mixed use project.	See HE-4(g). December 2009
HE-4(i) Infill Response Team Develop an infill Response Team Per Judy Robinson, Infill Coordinator: 1. Establishement of Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).	December 2008 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).
HE-4(j) Infill Public Outreach Program (ONGOING) Program (ONGOING) Attract neighborhood and community acceptance of quality residential or mixed use project.	See HE-4(g). December 2009
HE-4(k) Infill Response Team (COMPLETED) Develop an infill Response Team Per Judy Robinson, Infill Coordinator: 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).	December 2008 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).
HE-4(l) Infill Housing Consultation With Housing Providers to Evaluate Development Improvements Per Cindy Storelli, Principal Planner: The Council gives the Infill (2009). 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).	December 2008 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).
HE-5(a) County Streamlining Program (ONGOING) Per Cindy Storelli, Principal Planner: The Council gives the Infill (2009). 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).	December 2008 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).
HE-5(b) County Streamlining Program (COMPLETED) Per Tricia Stevens and Cindy Storelli, Principal Planners: The Council gives the Infill (2009). 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).	December 2008 1. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008). 2. Establishement of Infill Response Team. This team meets monthly and an Infill Council. The Council gives the Infill (2008).

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

HE-5(c) Conditional Use Permits	The County will review its criteria and decision-making authority for conditional use permits to clarify and streamline the approval process.	January 2012	Planned project for 2011. This was to be done through the adoption of the Development Code. However, work on the Development Code has been put on hold because of budget problems.
HE-5(d) Reduce Delays in the Review of Affordable Housing (ONGOING)	Reduce delays in the approval of affordable housing projects.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: Planning staff gives priority and special handling to affordable housing projects.
HE-5(e) Master Environmental Impact Reports for Commercial Corridor Plans (ONGOING)	Reduce delays in the environmental review of development proposals within commercial corridors.	Ongoing, 2008 - 2013	Per Tricia Stevens, Principal Planner: Draft Master EIR's have been prepared for the Old Florintown, Fair Oaks Blvd. and Fulton Ave. commercial corridor plans. Master EIR's are being prepared for the other commercial corridor plans.
HE-5(f) Planning Director Approval for Minor Modifications From Development Standards in Commercial Corridors (PARTIALLY COMPLETED)	Allow limited flexibility from development standards through administrative review and reduce processing times.	January 2011	Per Tricia Stevens, Principal Planner: Implemented in 2 commercial corridor plans and planning to implement during late 2010-early 2011 in an additional 6 commercial corridor plans.
HE-5(g) Chief Land Surveyor Approval for Minor Modifications From Development Standards in Commercial Corridors (PARTIALLY COMPLETED)	Allow limited flexibility from development and improvement standards through administrative review and reduce processing times, and ultimately overall development costs.	Ongoing 2010	To be implemented through commercial corridor plans. Per Tricia Stevens Principal Planner: The Draft EIRs have been completed for the Old Florin Town, Fair Oaks Blvd. and Fulton Ave. corridor plans. These projects have been reviewed by the Planning Commission and review by the Board of Supervisors is pending. There are 3 other commercial corridor plans that are undergoing environmental review. The draft Folsom Blvd. Transit Plans project has been reactivated.
HE-5(h) Different Thresholds for Planning Commission Review for Multifamily Categories. (PARTIALLY COMPLETED)	Allow flexibility in regards to appropriate review level based on the project's community context.	June 2010	These are in the Interim Multifamily Guidelines. The thresholds are proposed to be in the proposed Development Code but work on the Code has been put on hold because of budget problems.
HE-6(a) Certification to expedite review of affordable residential projects. (ON HOLD)	Reduce the time and cost impact of discretionary permits on affordable and special needs housing.	July 2009	Due to budget problems, this project has put on hold.
HE-7(a) Eliminate Upper Limit in Residential Density in Commercial Zones (PARTIALLY COMPLETED)	Encourage higher density residential development in commercial zones than is currently allowed.	December 2010	Per Tricia Stevens and Cindy Storelli, Principal Planners: Partially implemented by zoning code amendments adopted 5-28-08. There are no upper limits within ¼ mile of trunk line stop.
HE-7(b) More Flexibility in Density for RD-20 Zone (ON HOLD)	Encourage higher density residential development in the RD-	December 2010	This was to be incorporated into the Development Code. However, the Development Code has been put on hold because of budget problems.

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

HE-11(c) Amendment of Enacting Ordinances for the County Fee Waiver and Deferral Program to Extend the Deferral Period. (COMPLETED)	To extend the allowed fee deferral period to better reflect the time period before a housing project begins to generate revenue.	December 2008 for amendment.	Per Rich Blackmarr, Senior Planner, Infrastructure Finance: On September 23, 2008, the Board of Supervisors approved amendments to the Affordable Housing Fee Deferral Program. One amendment increases the deferral period from 15 to 24 months recognizing that the time to construct most of the projects in the program is typically more than 15 months.
HE-12(a) Monitor State Legislation (ONGOING)	To influence State legislation in support of the County's Housing Element objectives.	Ongoing, 2008 - 2013	There is a legislative analyst employed by the County. Planning staff are notified of State legislation pertaining to housing. The Planning Dept. has provided comments regarding proposed state legislation to the County's legislative advocate.
HE-13(a) Loan Programs for Acquisition and Rehabilitation of Substandard Property for Affordable Housing (ONGOING)	200 rehabilitated units annually, including units substantially rehabilitated and units preserved	Ongoing, 2008 - 2013	In 2009, the Agency financed three rehabilitation projects in the County. The projects included the renovation of two-fourplex neighborhoods (Lerwick and Norcade) and a multifamily apartment complex (Shiloh Arms Apartments). All of these projects were still under construction in 2010. The projects have a total of 186 affordable units.
HE-13(b) Summerset Apartments Conversion into Affordable Housing	Rehabilitate an existing problem property and create 119 affordable housing units.	December 31, 2008	Due to the declining market and value of tax credits, Summerset Apartments was not able to close by December 2008, as anticipated. SHRA is no longer seeking to rehabilitate this apartment complex.
HE-13(c) Greystone Apartments Conversion into Affordable Housing	Rehabilitate an existing problem property and create 119 affordable housing units.	June 1, 2009	Due to the declining market and value of tax credits, Greystone Apartments will not be able to close by June 2009, as anticipated. SHRA is no longer seeking to rehabilitate this apartment complex.
HE-13(d) Lerwick Road 4-Plexes Conversion into Affordable Housing (COMPLETED)	Rehabilitate existing problem properties, transforming a street by creating 20 affordable housing units.	December 31, 2009	SHRA closed on a loan agreement with EPO-Lerwick, LLC Development on August 19, 2009 for the acquisition and rehabilitation of 48 units in 13 buildings on Lerwick Road. Of these 48 units, 24 will be affordable to very low income families, 12 to low income families and 12 to moderate income families.
HE-14(a) Provision of Low Interest and Deferred Loans for Rehabilitation of Homes in Order to Meet Health and Safety Standards (ONGOING)	Substantially rehabilitate 100 homes for very low and low-income households.	Ongoing, 2008 - 2013	2008: 9 single family homes substantially rehabilitated. 2009: 3 single family homes substantially rehabilitated. 2010: 9 single family homes substantially rehabilitated.
HE-14(b) Financial Assistance for Home Repair and Upkeep for Lower Income Homeowners (ONGOING)	Rehabilitate 400 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants.	Ongoing, 2008 – 2013	2008: 119 single family homes repaired and/or retrofitted. 2009: 86 single family homes repaired and/or retrofitted. 2010: 64 single family homes repaired and/or retrofitted.
HE-15(a) Pro-Active Task Force to Address Issues Associated	Participate in a pro-active task force to address the property issues	Ongoing, 2008 - 2013	Since 2007, SHRA has been working with the City and County on a comprehensive strategy to combat the foreclosure crisis in Sacramento.

<p>With Foreclosures (ONGOING)</p> <p>In that time, SHRA has hosted foreclosure events, tracked foreclosure data and trends, and participated in a Foreclosure Task Force.</p> <p>Most importantly, SHRA is administering an \$18 million grant from HUD under the Neighborhood Stabilization Program (NSP). The program is designed to eliminate neighborhood blight resulting from vacant, foreclosed homes. SHRA's part involves three subprograms: (1) the vacant Properties Program provides financing incentives to encourage for-profit and non-profit builders to purchase, rehabilitate, and sell foreclosed single family homes in targeted areas; (2) the Block Acquisition and Rehabilitation Program works with established properties and conduct the necessary rehabilitation or demolition, rent or dispose of properties to further redevelopment goals.</p> <p>In 2010, the Board of Supervisors approved SHRA's plan for a third round of NSP funding (NSP3). SHRA anticipates administering \$4.5 million of NSP3 funds utilizing the same programs developed under NSP1.</p> <p>SHRA continues to support HUD Approved Counseling Agencies in their work to help buyers find and maintain housing, both through counseling and referrals. In addition, SHRA requires homebuyer education funding and referrals. In addition, SHRA receives assistance and all for homebuyers purchasing SHRA mortgage assistance and all homebuyers purchasing a home through the County Affordable Housing Ordinance.</p> <p>In 2002 and 2003, the County converted two old motels to permanent commercial corridors with rehabilitation and provision of new housing opportunities.</p> <p>HE-16(a) Conversion of Older Motels to Permanent Affordable Housing (DISCONTINUED)</p> <p>In 2002 and 2003, the County converted two old motels to permanent affordable housing, one for seniors and one for individuals transitioning out of homelessness. Due to the limitation in available funding sources, SHRA has discontinued efforts to look for similar opportunities, using opportunities.</p> <p>HE-16(b) Assistance to Motel Owners (ONGOING)</p> <p>Due to limitation in available funding sources, assisting potential conversions is currently not being considered. Please note that no March 10, 2009, the Board of Supervisors approved revised Multi-family Lending Guidelines for SHRA, which include priorities for rehabilitation of projects in development areas.</p> <p>The County continues to enforce existing regulations and programs ongoing, reducing the number of abandoned projects in development areas.</p> <p>HE-17(a) Zoning Enforcement and</p>

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

Vehicle Abatement Programs for Existing Neighborhoods (ONGOING)	vehicles and illegal structures from residential neighborhoods.	2008 - 2013	regarding abandoned vehicles, outdoor storage, and substandard or illegal buildings.
HE-17(b) Enforcing Neighborhood Nuisance Abatement Ordinances (ONGOING)	Increase neighborhood safety and eliminate blighting conditions.	Ongoing, 2008 – 2013	The County Sheriff's Department and Code Enforcement officers continue to enforce neighborhood nuisance abatement ordinances. The ordinances allow staff to prepare correction notices, fine and penalize owners for non-compliance, prosecute repeat offenders in criminal or civil proceedings and summarily abate and lien property for costs of enforcement abatement.
HE-17(c) Special Planning Areas and Neighborhood Preservation Areas (ONGOING)	Enhance and preserve unique communities through SPA's and NPA's	Ongoing, 2008-2013	The County continues to enforce existing Neighborhood Preservation Area (NPA) ordinances.
HE-17(d) Focus Areas for Revitalization Projects (PROCESS HAS STARTED)	The approval and implementation of the South of Florin (SOFA) Revitalization Strategy	January 2013	The County and SHRA are working closely to conduct forward planning and community stabilization efforts around the Florin Towne Centre to create additional synergy around this new development. Particularly, staff is looking at the surrounding area south of the Town Centre dissected by Florin Mall Drive. The South of Florin Infill Development Plan was completed in August, 2010.
HE-17(e) Application of Section 108.7 of the UBC - Permitting Use of Alternate Materials, Designs and Methods of Construction (ONGOING)	Ensure rental housing complies with health and safety codes.	Ongoing, 2008 - 2013	Per Chuck Iniquez, Principal Building Inspector: The Building Department is continuing to permit alternate materials, designs and methods of construction.
HE-17(f) Crime Free Certification Program for Apartments (DISCONTINUED)	Adopt a Crime Free Certification Program. Require Crime Free Certification as condition of approval for multifamily project's planning entitlement.	January 2010	Per Jeff Rodrigues, Sheriff's Department: Proposed program has been eliminated from Sheriff's Department program plans because of budget problems.
HE-17(g) Referral of Complaints From Mobile Home Residents to State HCD (ONGOING)	Increase the level of State code compliance to improve mobile home park conditions.	Ongoing, 2008 - 2013	Per Carl Simpson, Principal Code Enforcement Officer: Complaints are automatically referred to the State.
HE-17(h) Exterior Housing Conditions Survey (COMPLETED)	To obtain an accurate estimate of housing rehabilitation and replacement needs to assist the County and SHRA in implementing	December 2009	The Planning and Community Development Department has completed the exterior housing survey program. Staff surveyed sample sites in selected census tracts and tabulated the data. A report with maps has been prepared and is available at the Planning and Community

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

HE-18(a) Distributing Brochures to Owners of Rental Units Cited for Health and Safety Violations (ONGOING)	Per Tammy Derby, Code Enforcement Manager: The Code Enforcement Division distributes brochures with information from the Enforceable rental units cited for health and safety violations. SACRAMENTO HOUSING AND REDVELOPMENT AGENCY TO OWNERS OF RENTAL UNITS	Increasing the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.	- 2013 Ongoing, 2008	This information is contained in a booklet entitled "Home Safe Home". This booklet is distributed to tenants on rental property owner and tenant responsibilities for property maintenance.
HE-19(a) Priorities in Capital Improvement Program for Commercial Corridors (ONGOING)	Per Rich Blackmar, Senior Planner: Commercial Corridors as delineated in the General Plan Update are given priority in the Capital Improvement Program. An example is the North Watt Corridor in North Sacramento. This information is contained in a booklet entitled "Home Safe Home".	Target infrastructure and public facilities improvements to commercial corridors.	2008 - 2013 Ongoing,	In the General Plan Update are given priority in the Capital Improvement Program. An example is the North Watt Corridor in North Sacramento. This information is contained in a booklet entitled "Home Safe Home".
HE-19(b) Improved Public Infrastructure and Services for the Florin Road Corridor (ONGOING)	Per Tricia Stevens Principal Planner: Corridor plan and master facility improvement plan in progress.	Target infrastructure and public facilities improvements to the Florin Road Corridor.	2008 - 2013 Ongoing,	There are \$45.3 million invested in institutions that have issued loans in low to moderate income neighborhoods. The minimum for a bank to qualify is to provide at least 150 low-modest rate income small business loans and/or mortgage loans with at least \$10 million in loans to small businesses (if all the loans were to businesses) or \$50 million in mortgages loans to homeowners (if all the loans were to homeowners).
HE-20(a) Federal Community Reinvestment Act (ONGOING)	Per Bertrand Santo Domingo, Investment Officer, Dept. of Finance: There are \$45.3 million invested in institutions that have issued loans in low to moderate income neighborhoods. The minimum for a bank to qualify is to provide at least 150 low-modest rate income small business loans and/or mortgage loans with at least \$10 million in loans to small businesses (if all the loans were to businesses) or \$50 million in mortgages loans to homeowners (if all the loans were to homeowners).	Increase investment in minority and low-income areas.	2008 - 2013 Ongoing,	Mortgage loans to homeowners (if all the loans were to homeowners). To moderate income neighborhoods. The minimum for a bank to qualify is to provide at least 150 low-modest rate income small business loans and/or mortgage loans with at least \$10 million in loans to small businesses (if all the loans were to businesses) or \$50 million in mortgages loans to homeowners (if all the loans were to homeowners).
HE-21(a) Vacant House Monitoring Program (ONGOING)	Per Tammy Derby, Code Enforcement Manager: The VOA (Vacant, Open and Accessible) program has been in effect since mid-2008. This program allows Code Enforcement to send notices to property owners if the property is being accessed by unauthorized persons. If there is no response, Code Enforcement could then secure the premises. It is also a violation of the landscaping code if a vacant building is not being maintained and the grass/weeds exceed 12 inches.	Eliminate blighting conditions.	2008 - 2013 Ongoing,	Also to maintain the neighborhood safety and eliminate blighting conditions.
HE-22(a) Information for Displaced Tenants (ONGOING)	A relocation assistance plan was adopted during the previous planning period to notify residential tenants of the forms of assistance that are available if housing units are demolished.	Increase tenant awareness of assistance programs for those displaced by demolition activities.	June 2012 and thereafter.	A period to notify residential tenants of the forms of assistance that are available if housing units are demolished.
HE-22(b) Payment of Relocation Expenses of Tenants (ONGOING)	Per Carl Simpson, Principal Code Enforcement Officer: This program is being implemented.	Payng for the relocation expenses of lower income residents and seeking reimbursement by property owner.	2008 - 2013 Ongoing,	Payment for the relocation expenses of lower income residents and seeking reimbursement by property owner.

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

	owner.		
HE-23(a) Interim Multifamily Residential Design Guidelines [Same as Program HE-9(b)] (COMPLETED)	Adopt the Interim Multifamily Residential Design Guidelines.	June 2009	The Interim Multifamily Residential Design Guidelines were adopted on May 28, 2008.
HE-24(a) Compatibility of Commercial and Mixed Use Developments to Surrounding Community (ONGOING)	Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.	Ongoing, 2008-2013	The Design Review Administrator and an Administrative Design Review Advisory Committee review commercial and mixed use projects for Design Review conformance. Per Tricia Stevens and Cindy Storelli, Principal Planners: Commercial corridor plans have standards that ensure that commercial development is compatible with residential neighborhoods.
HE-25(a) Flexible Design Guidelines for Infill Parcels (COMPLETED)	Ensure high quality and safe designs.	2009	Per Judy Robinson, Infill Coordinator – There are flexible design guidelines in the commercial corridor plans.
HE-26(a) Publicize the Home Assistance and Repair Programs for Seniors (HARPS) and Emergency Repair Program (ERP-A)	Publicize the HARPS and ERP-A programs.	Ongoing, 2008-2013 Information of the Planning Dept.s website by January 2009. Handouts will be provided at the Planning Department's information counter and Building Departments permit counters starting in March 2009. Handouts will be provided at	The Planning and Community Development Department plans to implement this program in 2011

<p>HE-26(b) Informing Homebuilders (ON HOLD)</p> <p>Publicize Universal Design Standards.</p> <p>The Planning and Community Development Department has developed a brochure on Universal Design Features. The brochures are available at the Planning Department's Information and plan check counters and the Building Department's Downtown Permit Center. Between January 14, 2010, and January 18, 2011, 81 brochures were taken by the public.</p>	<p>HE-26(c) Reasonable Accommodation (ON HOLD)</p> <p>Adoption of a reasonable accommodation ordinance.</p> <p>Due to budget problems, the Planning and Community Development Department has put this project on hold.</p>	<p>HE-26(d) Require Accessible Pedestrian Facilities in New Subdivisions (ONGOING)</p> <p>Increase accessibility of residential structures and neighborhoods for persons with disabilities.</p> <p>Department is continuing to require accessible pedestrian facilities in Per Matt Darrow, Senior Transportation Engineer. The Transportation Per Matt Darrow, Senior Transportation Engineer. The Transportation goals and strategies to increase pedestrian safety and improve walkability.</p>	<p>HE-27(a) Provision of Access for Seniors and Disabled Persons (ONGOING)</p> <p>Specific requirement for disabled access in transit master plans.</p> <p>Per Tricia Stevens, Principal Planner. The Transit Area Plans Project has been reactivated. The County Department of Transportation has been awarded a grant for a study to improve accessibility at transit stops.</p>	<p>HE-28(a) Continuum of Housing Options for Persons With Disabilities (ONGOING)</p> <p>Support shared housing and development of small-scale residential care facilities, support (through multiple programs), and for individuals with HIV/AIDS over 661 persons with disabilities through numerous programs in the County. In 2010 housing assistance and supportive services were provided to 814 persons.</p>	<p>HE-28(b) Zoning Amendment Listing Disabilities (ONGOING)</p> <p>Per Suzanne Hammer, Program Manager, Dept. of Human Assistance in 2009, housing assistance and supportive services were provided to over 661 persons with disabilities through numerous programs in the County. In 2010 housing assistance and supportive services were provided to 814 persons.</p>	<p>HE-28(c) Continuum of Housing Options for Persons With Disabilities (ONGOING)</p> <p>Support shared housing and development of small-scale residential care facilities, support (through multiple programs), and for individuals with HIV/AIDS over 661 persons with disabilities through numerous programs in the County. In 2010 housing assistance and supportive services were provided to 814 persons.</p>	<p>HE-29(a) Senior Housing Master Plan</p> <p>Develop a Senior Housing Master Plan.</p> <p>Due to budget problems, the Planning and Community Development Department will not be implementing this program.</p>
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

HE-29(b) Incentives for Construction of Affordable Housing for Seniors (ONGOING)	Promote incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.	Ongoing, 2008 - 2013	SHRA continues to support new construction and rehabilitation of senior apartments throughout the County. In 2009, SHRA assisted in the construction of a new 152 unit senior apartment complex, the Varenna Apartments. Currently Varenna Apartments is under construction and is anticipated to be completed in Spring of 2011.
HE-29(c) Support Current Temporary Shelters for Abused or Neglected Seniors (ONGOING)	Continue funding current facilities providing temporary shelter for seniors.	Ongoing, 2008 – 2013	The County's Adult Protective Services is making referrals to the Sacramento Senior Safe House which opened its doors on July 23, 2009. This home is located in the Arden Arcade area. The Volunteers of America own and run the home, which has room for 6 to 12 people. Abused or neglected seniors ages 62 and older will be able to stay at the shelter for up to 90 days.
HE-30(a) Design Guidelines and Siting Criteria for Senior housing and Care Facilities (DISCONTINUED)	Develop flexible design guidelines and siting criteria for senior housing and care facilities.	July 2011	Due to the limitation in available funding sources, SHRA has discontinued efforts to develop flexible design guidelines for senior housing and care facilities.
HE-31(a) Program Assisting Eligible Seniors to Make Health or Safety Repairs (ONGOING)	Ongoing support of the In-Home Supportive Services program of the Dept. of Health and Human Services, Senior and Adult Services Division. Work with SHRA to publicize the Home Assistance and Repair Programs for Seniors (HARPS) and ERP-A programs which assist seniors and low-income households with necessary repairs or accessibility modifications	Ongoing, 2008 - 2013	Per Judy Ludwick, Program Planner, Dept. of Health and Human Services: Despite deep staffing cuts, the Dept. of Health and Human Services continues to support the In-Home Supportive Services program. SHRA continues to support and advertise on their website the HARPS and ERP-A programs. The Planning and Community Development Department will work with SHRA to increase the advertising of the HARPS and ERP-A programs. Per Judy Ludwick, Program Planner, Dept. of Health and Human Services: Senior and Adult Services Division has a staff member on the County Adult Interdisciplinary Team, which is comprised of representatives from 20 community agencies and organizations that provide protective services to seniors. The Health and Human Services staff member provides information on the HARPS and ERP-A programs (among other senior assistance programs) to other members of the Interdisciplinary Team who in turn distribute the information to the public. Also, participants of the In-Home Supportive Services Program and Adult Protective Services Program are connected with community resources which include the HARPS and ERP-A programs.
HE-31(b) Promotion of Adaptability and Accessibility of	Work with SHRA to publicize the HARPS and ERP-A programs.	Ongoing, 2008 - 2013	The Planning and Community Development Department has allocated resources for this project.

Dwellings for Disabled and Elderly			
HE-32(a) Annual Inspection of Farm Labor Camps (ONGOING)	Ensure suitable living conditions at farm labor camps	Annual Inspections and Reports	Per Anne Frey-Peters, Environmental Specialist; Annual Inspector
HE-33(a) Technical Assistance for Worker Housing	Provide technical assistance for applications for loans through the Federal and State government to construct 50 housing units for farm workers.	Ongoing, 2008 - 2008	This program is difficult to measure outcomes and it is unlikely that SHRA will proactively pursue such housing.
HE-33(b) Assistance for Farm Worker Housing	Assist in financing 50 units of housing affordable to farm workers	Ongoing, 2008 - 2013	This program is difficult to measure outcomes and it is unlikely that SHRA will proactively pursue such housing.
HE-33(c) Review Housing Needs of Farm Workers (ON HOLD)	Biennially review housing needs of farm workers starting September	Ongoing, 2008 - 2013	Because of budget problems, the Planning and Community Development Department has put this project on hold.
HE-34(a) Policy Board to End Homelessness (ONGOING)	The Homeless Prevention and Rapid Rehousing Program began on October 1, 2009 serving currently homeless households. Prevention services began on November 2, 2009. As of October 2010, 1,418 households were housed and children through the continuum of Care to achieve independent living in permanent housing, ending their homelessness.	Ongoing, 2008 - 2013	October 1, 2009 serving currently homeless households. Prevention services began on November 2, 2009. As of October 2010, 1,418 households were housed and children through the continuum of Care to achieve independent living in permanent housing, ending their homelessness.
HE-34(b) Transitional Housing, Job Training and Employment Counseling at Mother Field (ONGOING)	Per Human Assistance Web Page - Currently, this facility is housing 200 individuals and 65 families. Recently, approval has been given to add 75 units. Beginning March 29, 2010, the administration of the program transitioned to the Volunteers of America.	Ongoing, 2008 - 2013	Per Human Assistance Web Page - Currently, this facility is housing 200 individuals and 65 families. Recently, approval has been given to add 75 units. Beginning March 29, 2010, the administration of the program transitioned to the Volunteers of America.
HE-34(c) Adequate Supply of Land for Homeless Shelters (ONGOING)	Maintain an adequate supply of land for homeless shelters.	Ongoing, 2008 - 2013	There are 13.5 acres available in the GC zone and 254.8 acres in the M-1 zone for emergency shelters where a use permit is not required.
HE-34(d) LaVerne Adolfo Housing Programs for Former Foster Youth (ONGOING)	Provide housing and services for emancipated foster youth.	Ongoing, 2008 - 2013	The County continues to support the LaVerne Adolfo Housing Program. Volunteers of America and Lutheran Social Services are the transitional housing providers.
	Based on a point in time review in December 2010, the number of participants was 44 and the number of beds was 52 (44 adults and 8 Per Victor Contreras, Program Manager, Dept. of Human Assistance).		

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

			children).
HE-34(e) Winter Shelter Program (ONGOING)	Provide emergency housing for the homeless.	Ongoing, 2008 - 2013	For the winter of 2008-2009, total of 527 individuals were served through the Winter Shelter Program. For the winter of 2009-2010, a total of 572 individuals were served.
HE-34(f) Shelter Plus Care Program (ONGOING)	Provide supportive housing for disabled individuals and families.	Ongoing, 2008 – 2013	Per Suzanne Hammer, Program Manager, Department of Human Assistance: In 2009, 841 individuals were served. In 2010, 815 individuals were served
HE-34(g) Homeless Shelters in the GC and M-1 zones (ONGOING)	Identification of appropriate zoning categories and land use designations	Ongoing, 2008 - 2013	The County continues to implement Zoning Code provisions that permit homeless shelters in the GC and M-1 zones, subject to appropriate development, locational, and operations standards that address land use compatibility issues.
HE-34(h) Single Room Occupancy Units (ON HOLD)	Identification of appropriate zoning categories and land use designations for Single Room Occupancy (SRO) residential units.	Ongoing, 2002 – 2008 January 2010 for increasing number of zones for SROs.	The County continues to implement Zoning Code provisions to permit Single Room Occupancy (SRO) residential units in the RD-20, RD-25, RD-30, RD-40 and GC zones. Per Cindy Storelli, Principal Planner: Because of budget problems the project to increase the number of zones for SRO's has been put on hold.
HE-34(i) Zoning Amendment Listing Supportive Housing and Transitional Housing in the Land Use Tables (ON HOLD)	Amend the Zoning Code to have Supportive Housing and Transitional Housing as residential uses listed in the Zoning Code's land use tables.	January 2010	Per Cindy Storelli, Principal Planner: This project has been put on hold because of budget problems.
HE-35(a) Reducing Housing Discrimination (ONGOING)	Increase the resolution to housing complaints and reduce housing discrimination.	Ongoing, 2008 - 2013	The Fair Housing Commission continues to investigate housing complaints and find evidence of discrimination.
HE-35(b) Update of Analyst of Impediments to Housing (PROCESS HAS STARTED)	Improve the level of reporting to measure success in reducing housing discrimination.	2009	The Community Development Block Grant (CDBG) department of SHRA has prepared a new Analysis of Impediments to Fair Housing Choice. CDBG will adopt the new Analysis of Impediments in 2011 and submit with the 2011 Action Plan to HUD in preparation of creating the new Consolidated Plan for 2013-17.
HE-35(c) Information on Fair Housing (ONGOING)	Increase the level of public awareness regarding County policies.	Ongoing, 2008 -2013	There is a web link to Fair Housing information on the Code Enforcement web site. The Planning and Community Development Department has a web link as well. The website is here .

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

HE-40(a) Maximize Use of Housing Choice Voucher Program (ONGOING)	Ensure availability and choice of housing for extremely low-income households.	Ongoing, 2008 – 2013	SHRA, in its role as the Housing Authority for both the City and County of Sacramento, administers approximately 11,500 Housing Choice Vouchers. Housing Choice Vouchers cover the portion of fair market rent above the tenant's share which is set at approximately 30% of their income. The average household income for the Housing Choice Vouchers is \$14,413. In 2010, SHRA maintained a 99.33% lease up of available vouchers and used 109.79% of the available funding.
HE-40(b) Using Available Resources for the Provision of Housing for Extremely Low-Income Households (ONGOING)	Ensure availability and choice for extremely low-income households.	Ongoing, 2008 - 2013	In 2010, two projects for extremely low income households: VOA Living Center and Mutual at Highlands began construction totaling 104 affordable units. In addition, the Agency provides funding to assistance extremely low income households via its Units through Leasing Programs and HPRP. Collectively these programs serve 413 households monthly. Voucher programs remain the most efficient way to provide extremely low income housing. In 2010, SHRA maintained over 99% occupancy in its Housing Choice Voucher program. In addition, SHRA works to apply for additional vouchers as they become available from HUD.
HE-41(a) Distribution of Financing and Housing Voucher Program Information to Rental Owners and Managers (ONGOING)	Preservation of existing affordable rental units.	Ongoing, 2008 - 2013	2009: 26 subsidized units were converted to market in 2009. 2010: 0 subsidized units were converted to market in 2010.
HE-41(b) Aiding Affordable Projects at Risk for Conversion (ONGOING)	Do not allow any affordable units to convert to market rate housing, preserve up to 500 units "at risk" of conversion through 2013.	Ongoing, 2008 - 2013	26 subsidized units were converted to market in 2009. In 2010, SHRA secured financing for the preservation of the Shiloh Arms Apartments and (pursuant to Program HE-41(c)) and this project is anticipated to be completed in early 2011.
HE-41(c) Affordable Housing Preservation Ordinance	Preserve affordable housing that potentially converts to market-rate.	July 2011	Planned Project for 2011.
HE-41(d) Loan Agreement for Shiloh Arms Apartments (PROCESS HAS STARTED)	Preserve 106 low-income housing units from conversion to market rate.	July 2010	As referenced above, SHRA funded a request for \$1.5 million to preserve Shiloh Apartments the project in 2010. During 2010 the project was under construction and is anticipated to be completed in 2011.
HE-42(a) Rehabilitation of Mobile Homes (ONGOING)	Improve the condition of existing mobile homes.	Ongoing, 2008 - 2013	SHRA continues to offer their emergency repair and retrofit grant programs to mobile home owners and residents throughout the County. The website advertising this program is here .

HE-42(b) Referral of Complaints	From Mobile Home Residents to State HCD	Ensure that mobile home parks are safe and well maintained in order to provide housing options for lower income residents.	Per Carl Simpson, Principal Code Enforcement Officer: Complaints are automatically referred to the State.	Ongoing, 2008 - 2013	Program	Assistance Programs and Down Payment Assistance Programs (ONGOING)	HE-43(a) Homeownership	Assist 175 households with MCC's and 200 households with First Time Homebuyer loans to become homeowners.	2008: 116 MCCs and 51 First Time Homebuyer loans were issued. 2009: 95 MCCs and 51 First Time Homebuyer loans were issued. 2010: 112 MCCs and 52 First Time Homebuyer loans were issued.	Ongoing, 2008 - 2013	No new self-help housing programs were realized in 2008 or 2009, but SRAs remains committed to this housing type should an opportunity arise.	Ongoing, 2008 - 2013	10 new homeownership units served. No new homeownership units were built under the BEGIN program in 2008-2010.	HE-43(d) BEGIN Program (ONGOING)	HE-44(a) Provide Gap Financing to Construct Affordable Housing (PARTIALLY COMPLETED)	Assist 200 units financed 316 new affordable units. 2008: SHRA financed 334 new affordable units. 2009: SHRA financed 34 new affordable units. 2010: SHRA financed 240 new affordable units.	Ongoing, 2008 - 2013	(1,000 units over five years).	Assist 200 units financed per year.	Ongoing, 2008 - 2013	SHRA financed 316 new affordable units.	2009: 316 new affordable units were financed using gap loan assistance from SHRA.	Ongoing, 2008 - 2013	Increase the availability of financing for new affordable housing.	2009: 316 new affordable units were financed using gap loan assistance from SHRA.	Ongoing, 2008 - 2013	2010: 240 new affordable units were financed using gap loan assistance from SHRA.	HE-44(b) Multi-family Mortgage Bonds (ONGOING)	HE-44(c) SHRA Support of Developers Applying for State or Federal Funding Programs (ONGOING)	Increase housing opportunities for lower income households, and use leverage funding from state and local government to increase housing opportunities for lower income households. In 2009, SHRA provided gap funds totaling over \$14 million for the almost \$45 million in conventional and tax credit funding.	Ongoing, 2008 - 2013	Increase housing opportunities for lower income households, and use leverage funding from state and local government to increase housing opportunities for lower income households.	Ongoing, 2008 - 2013	Increase housing opportunities for lower income households, and use leverage funding from state and local government to increase housing opportunities for lower income households.	HE-44(d) Multi-family Mortgage Bonds (ONGOING)	HE-45(a) Update Zoning Code to Incorporate Changes in the State Density Bonus Law (ON HOLD)	Amend the Zoning Code to establish a mixed use zone.	Ongoing, December	Amend the Zoning Code to incorporate changes to the State Density Bonus law. This was to be incorporated into the Development Code. However, the Development Code has been put on hold because of budget problems.	Ongoing, July 2011	Amend the Zoning Code to establish a mixed use zone.	HE-46(a) Establishment of a Mixed Use Zone [Same as Program (ON HOLD)]	This was to be accomplished through the adoption of the Development Code. Work on the Development Code has been put on hold because of budget problems.	Ongoing, January 2010	Adopt form based codes or districts/SPA's.	Per Tricia Stevens and Cindy Storelli: Draft commercial corridor plans have form based codes. The Development Code was to apply this on a	HE-46(b) Form-Based Codes or HE-4(d)] (ON HOLD)
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

HE-4(e) and HE- 9(a)] (PARTIALLY COMPLETED)			county-wide bases but this project has been put on hold because of budget problems.
HE-46(c) Mixed Use Zones in Jackson Highway New Growth Area Master Plans (ONGOING)	Incorporate mixed use zones in any master plan for the Jackson Highway new growth area.	Ongoing, in conjunction with development of master plans for the Jackson Highway new growth area, 2008 – 2013.	There are mixed use areas in the New Brighton Conceptual Master Plan submitted during the pre-application process. New Brighton is located within the Jackson Highway new growth area.
HE-47(a) Promoting Revised Second Unit Standards (ONGOING)	Encourage residential accessory dwelling unit construction. At least 100 will be constructed.	Ongoing, 2008 - 2013	The County is continuing to require one additional parking space per bedroom for accessory dwellings rather than two spaces. The Planning Department is promoting the revised second unit standards through its website and a brochure distributed at the information and plan check counters and the Building Dept. Permit Center. Between December 16, 2009, and March 18, 2010, 46 brochures were taken by the public. In 2008, 5 accessory dwellings were constructed (finalized). In 2009, 8 accessory dwellings were constructed (finalized). In 2010, 2 accessory dwellings were constructed (finalized).
HE-47(b) Remove Use Permit Requirement for Some Accessory Dwellings (ON HOLD)	Require staff level design review instead of use permits for accessory dwellings between 400 and 1,200 square feet on parcels that are at least double the minimum lot size for the zone.	January 2011	This was to be incorporated into the Development Code. However, the Development Code has been put on hold because of budget problems.
HE-47(c) Technical Assistance Program for Designing Accessory Dwellings	Develop an accessory dwelling technical assistance program.	January 2012	Planned project for 2011.
HE-48(a) Encourage and Facilitate Alternative Housing Types (ONGOING)	Develop incentives to encourage the construction of alternative housing types	Ongoing, 2008 - 2013	SHRA and County planning continue to work with developers interested in using alternative housing/construction models to produce affordable housing. Continued study and research into this area of development may lead to specific programs/policies in the future.
HE-49(a) Condominium Conversion Ordinance (ONGOING) (ON HOLD)	Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums unless ownership opportunities are provided.	Ongoing, 2008-2013	The County continues to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.

<p>HE-50(a) Support Self-Help Housing</p> <p>Per Cindy Storelli, Principal Planner: There are pending amendments to the ordinance. These amendments pertain to relocation assistance, inspection warrants, findings for vacancy dates and notices to tenants. However, these pending amendments have been put on hold because of budget problems.</p> <p>No new self-help housing programs were realized in 2009, but SHRA build their own homes.</p> <p>Assistance to ten low- and moderate-income households to remain committed to this housing type should an opportunity arise.</p> <p>[Same as 43(a)] (ONGOING)</p> <p>HE-51(a) Affordable Housing Program (ONGOING)</p> <p>In 2009, there were 2 projects that were approved with Affordable Housing Plans. One project opted for the in-lieu fee option and will contribute \$300,000 toward affordable housing. The other project will provide 4 for-sale affordable units on site.</p> <p>In 2010, there were 6 Affordable Housing Plans approved. One project opted for in-lieu fee, four projects opted to construction multifamily housing, and one opted to purchase Unit Credit. When the projects move forward to be constructed they will result in \$594,000 of in lieu fees and 213 affordable units.</p> <p>Due to the limitation in available funding sources, SHRA is no longer pursuing drafting Ordinance Guidelines at this time.</p> <p>HE-51(b) Adoption of Process and Procedure Guidelines for the Affordable Housing Ordinance (ON HOLD)</p> <p>Adopt process and procedure guidelines for the Affordable Housing Ordinance.</p> <p>2010</p> <p>The Draft North Watt Avenue Corridor Plan Policy 2.1 states that higher density housing, at densities sufficient to support bus rapid transit, shall be concentrated in the district centers (urban mixed-use villages in the corridor near amenities).</p> <p>Develop commercial corridor plans with concentration in the corridor.</p> <p>Ongoing, in conjunction with development of commercial corridor plans, The Draft North Watt Avenue Corridor Plan Policy 2.1 states that higher density housing, at densities sufficient to support bus rapid transit, shall be concentrated in the district centers (urban mixed-use villages in the corridor near amenities).</p> <p>HE-52(a) Locating Multi-family Projects Near Services in Commercial Corridors (ONGOING)</p> <p>The Draft North Watt Avenue Corridor Plan Policy 2.1 states that higher density housing, at densities sufficient to support bus rapid transit, shall be concentrated in the district centers (urban mixed-use villages in the corridor near amenities).</p> <p>Develop commercial corridor plans with concentration in the corridor.</p> <p>Ongoing, in conjunction with development of commercial corridor plans, promote access to employment, goods and services, community services and transit. The same concept is in the other commercial corridor plans.</p> <p>HE-52(b) Avoid Clustering of Multi-family Projects in one area of a community (ONGOING)</p> <p>Per Triicia Stevens and Cindy Storelli, Principal Planners: Issue is being reviewed as part of the Foothill Valleyard Community Plan process. It is also being reviewed for the Cordova Hills Specific Plan.</p> <p>Avoid clustering of multi-family projects in one area of a community</p> <p>Ongoing, 2008 - 2013</p> <p>HE-53(a) New Funding Sources for the City/County Housing Trust Fund (ONGOING)</p> <p>In February, 2009, SHRA, on behalf of the County, submitted an application to the State Department of Housing and Community Development (HCD) for an award of up to \$2 million in Local Housing Trust Fund Match funds. In 2010 this funding was awarded and is available to assist to finance a comparable project.</p> <p>Identify new funding sources and increase the availability of funding to support affordable housing.</p> <p>Ongoing, 2008 - 2013</p> <p>HE-53(b) Promote Federal Housing Choice Vouchers (ONGOING)</p> <p>SHRA requires that all projects receiving their financing accept Housing Choice Vouchers (HCV) tenants. When project based vouchers become available, SHRA will use them to increase the feasibility of affordable housing.</p> <p>Use of local project-based voucher program to increase feasibility of choice Vouchers (HCV) tenants. When project based vouchers become available, SHRA will use them to increase the feasibility of affordable housing.</p> <p>Ongoing, 2008 - 2013</p>
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ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

ANNUAL HOUSING ELEMENT PROGRESS REPORT
California Government Code Section 65400 Forms

			deeply targeted affordable housing projects.
HE-54(a) Dept. of Health and Human Services Staff Person to Review Development Plans of Significant Projects (DISCONTINUED)	Dedicate a staff person to review development plans with the goal of promoting community health.	January 2010	Per Teri Duarte, Health and Human Services Manager: There was a Health and Human Services staff (Teri Duarte) who was working for the Air Quality Management District (AQMD). Ms. Duarte was reviewing development plans for AQMD from the perspective of promoting community health. Because of budget problems, the reviewing of development plans for AQMD ended on June 30, 2010.
HE-55(a) Provide and Promote the Use of Bicycle and Pedestrian Trails and Sidewalks (ONGOING)	Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency, improve air quality and minimize environmental impacts.	Ongoing, 2008 – 2013	During the pre-application process for the New Brighton project, County staff is encouraging the developer to provide walking, bicycling and transit facilities. The developer does want to encourage alternative forms of transportation in the project. New County improvement standard of requiring separated sidewalks was adopted November, 2009.
HE-56(a) Locate Housing At Least 500 ft. From Roadways from Heavily-Used Roadways or Have Mitigation Measures (ONGOING)	Mitigate impacts of air pollution for residential projects.	Ongoing, 2008-2013	The environmental review process will mitigate noise and air pollution impacts to residential subdivisions that are adjacent to heavily-used roadways.
HE-57(a) Determining Areas Underserved by Grocery Stores (COMPLETED)	Comprehensive study to determine residential areas underserved by grocery stores.	January 2010	The Planning and Community Development Department completed a study that determines which low-income areas are underserved by grocery markets. A report with maps has been produced and put on the Department's website. An email blast was sent out regarding the study. The study was also presented to the appropriate Community Planning Advisory Committees and the Planning Commission.
HE-57(b) Expedite Permitting for New Grocery Stores in Underserved Areas (ON HOLD)	Expedite permitting for new grocery stores in underserved residential areas.	December 2010	This project has been put on hold because of budget problems.
HE-57(c) Community Gardens in New Multifamily Projects (ON HOLD)	Amend the Zoning Code to require community gardens in multifamily projects.	January 2010	This was to be incorporated into the Development Code. However, the Development Code has been put on hold because of budget problems.
HE-58(a) Sheriffs Dept. Review of Development Plans (DISCONTINUED)	Review of development plans to discourage crime.	Ongoing, 2008 - 2013	Due to budget problems, the Sheriff's department is not reviewing development projects.
HE-58(b) Classes in Reducing Crime Through Environmental Design (COMPLETED)	Review of development plans to discourage crime.	Ongoing, 2008 - 2013	Per Tricia Stevens and Cindy Storelli, Principal Planners: All except one current planner has attended a class on reducing crime through environmental design.
HE-59(a) SMUD Participation in	Have SMUD staff participate in pre-	Ongoing,	Per Tricia Stevens and Cindy Storelli, Principal Planners: SMUD

Project Pre-application Meetings (ONGOING)	application meetings.	2008 - 2013	officials are participating in the Project Review Committee (PRC) process.				Meetings (ONGOING)
HE-59(b) Energy Efficient Configuration Incorporated in Land Use Plans (ONGOING)	Incorporate energy efficiency as primary goals in master plans.	Ongoing,	Per Tricia Stevens and Cindy Storelli, Principal Planners: Energy efficient configuration and design standards are part of both the Elvera Specific Plan and the Easton Project Plan.	2008 - 2013	This bonus provision is in the County's Zoning Code.		HE-59(c) 25% Density Bonus (ONGOING)
HE-60(a) Residential Title 24 Energy Analysis (ONGOING)	Provide up to a 25% density bonus for residential projects with increased energy efficiency.	Ongoing,	The Building Division continues to require Title 24 Energy Analysis to accompany building permit plans.	2008 - 2013	Analyses for building permit applications.	Residential Title 24 Energy Analysis (ONGOING)	
HE-60(b) Comprehensive Green Building Program (PROCESSED HAS STARTED)	Develop a comprehensive Green Building Program.	July 2011	Per Dave Dechant, Sustainability Program Senior Planner: The Green Building Team Task Force has developed recommendations for a future Green Building Program. These recommendations will be reviewed by the Board of Supervisors during 2011. This effort is being funded by Federal Stimulus funding.			GreenPoint Rating Program (PROCESSED HAS STARTED)	
HE-60(c) Web Page Advertising (PROCESSED HAS STARTED)	Prepare a web page that advertises the GreenPoint rating program and/or equivalent rating system and/or equivalent developments that exceed Residential Title 24 highlights residential developments that exceed Residential Title 24.	July 2009	See HE-60(b)	Ongoing,	Energy Analysts Requirements.	GreenPoint Rating Program (PROCESSED HAS STARTED)	
HE-60(d) Educating Residents about Green Building and Implementation (PROCESSED HAS STARTED)	Determine and implement programs that educate residents about Green Building and rating systems.	Ongoing,	See HE-60(b)	2008-2013	See HE-60(b)	Green Building and Implementation (PROCESSED HAS STARTED)	
HE-60(e) Offering Incentives for Residential Projects That Attain Ratings of "Green Building" (PROCESSED HAS STARTED)	Offer incentives for the attainment of the GreenPoint Rated label.	January 2011	See HE-60(b)			Offering Incentives for Residential Projects That Attain Ratings of "Green Building" (PROCESSED HAS STARTED)	
HE-60(f) Distribution of Information on Benefits of Energy Conservation Incentive Programs (WILL START IN 2010)	Provide information on benefits of energy conservation incentive programs.	Ongoing,	Planning and Community Development Department will contact SMUD for materials to pass out at Planning Information Center and at Project Review Committee (PRC) meetings. Information will also be distributed at the Building Division counters.	2008 - 2013	Ensuring that an applicant for a new ongoing,	HE-60(g) Indicating Planning Check (WILL START IN 2010)	
					Planned project for 2011	Process Whether Applicant home will participate in SMUD's	

ANNUAL HOUSING ELEMENT PROGRESS REPORT

California Government Code Section 65400 Forms

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is Participating in SMUD's Advantage Home Rebate Program (WILL START IN 2010)	Advantage Home rebate program.		
HE-60(h) Reporting in Staff Report That Project Exceeded Title 24 Energy Efficiency Standards.	Report in staff reports and presentation the percentage that a project exceeds the State's Title 24 energy efficiency standards.	Ongoing, 2008 – 2013	Per Cindy Storelli, Principal Planner – It is rare that the applicant provides Title 24 information. It is used when the information is provided.

